176.0	0006	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	580,900 / 580,900
					USE VALUE:	580,900 / 580,900
					ASSESSED:	580,900 / 580,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		HIBBERT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ROMERO PEGGY L & GUSTAVO A/TRS
Owner 2:	ROMERO FAMILY TRUST
Owner 3:	
Street 1:	71 HIBBERT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ROMERO PEGGY L & GUSTAVO A -
Owner 2:	-
Street 1:	71 HIBBERT STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,600 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1930, having primarily Wood Shingle Exterior and 1196 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3600.000	211,300		369,600	580,900
Total Card	0.083	211,300		369,600	580,900
Total Parcel	0.083	211,300		369,600	580,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 485.91 | /Parcel: 485.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 118429
GIS Ref:
GIS Ref:
Insp Date: 08/18/18

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	211,300	0	3,600.	369,600	580,900	580,900	Year End Roll	12/18/2019
2019	101	FV	191,200	0	3,600.	364,300	555,500	555,500	Year End Roll	1/3/2019
2018	101	FV	187,600	0	3,600.	279,800	467,400	467,400	Year End Roll	12/20/2017
2017	101	FV	187,600	0	3,600.	264,000	451,600	451,600	Year End Roll	1/3/2017
2016	101	FV	187,600	0	3,600.	242,900	430,500	430,500	Year End	1/4/2016
2015	101	FV	177,300	0	3,600.	227,000	404,300	404,300	Year End Roll	12/11/2014
2014	101	FV	177,300	0	3,600.	209,100	386,400	386,400	Year End Roll	12/16/2013
2013	101	FV	177,300	0	3,600.	209,100	386,400	386,400		12/13/2012

!13765!

PRINT

Date	Time
12/11/20	03:40:39

LAST REV

Date	Time
08/29/18	08:51:35

apro

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 13765

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROMERO PEGGY L	65252-153		4/22/2015	Convenience	10	No	No		
WASSONG JOSEPH	22218-428		7/17/1992		155,000	No	No		Y

USER DEFINED

Prior Id # 1:	118429
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/24/2015	794	Solar Pa	20,730		6/24/2015			Install 17 roof to

ACTIVITY INFORMATION

Date	Result	By	Name
8/18/2018	Inspected	BS	Barbara S
7/9/2018	MEAS&NOTICE	BS	Barbara S
10/15/2008	Meas/Inspect	345	PATRIOT
4/21/2000	Missed Appt.	264	PATRIOT
12/20/1999	Mailer Sent		
12/14/1999	Measured	276	PATRIOT
9/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3600		Sq. Ft.	Site		0	70.	1.47	6									369,601						369,600	

Total AC/HA: 0.08264 | Total SF/SM: 3600 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 369,601 | Spl Credit | Total: 369,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	173.728
Other Features:	58933
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	287048
Depreciation:	75781
Depreciated Total:	211267

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 5 | BRs: 2 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

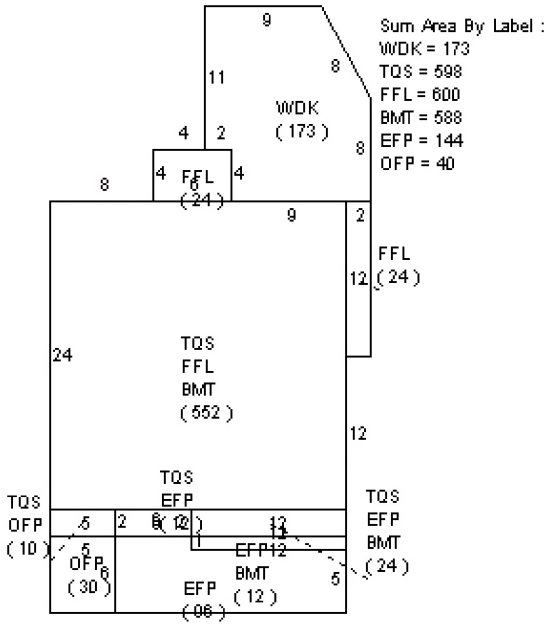
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	173.73
Special Features:	0	Val/Su Net:	105.97
Final Total:	211300	Val/Su SzAd	201.53

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	600	173.730	104,237
BMT	Basement	588	60.590	35,625
TQS	3/4 Story	449	173.730	77,917
WDK	Deck	173	11.660	2,017
EFP	Enclos Porch	144	45.670	6,576
OFP	Open Porch	40	43.560	1,742

Net Sketched Area: 1,994 | Total: 228,114

Size Ad | 1048.5 | Gross Are | 2143 | FinArea | 1196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

176.0-0006-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: